

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 70								0100	01	2,307	121.2652	109.44	252,478	1977	1982		0	0	27.85	72.15																	
Exterior Wall	08	WD ON PLY 30								1 SINGLE FAM - 100% - 0										Heated Area: 2007										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	04	PLYWOOD 70																																					
Interior Wall	05	DRYWALL 30																																					
Interior Floor	14	CARPET 70																																					
Interior Floor	11	CLAY TILE 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality	06	Quality Level 06																																					
DOR CODE	5000	IMPROVED AG																																					
MAP NUM		MKT AREA								09																													
NEIGHBORHOOD/LOC	9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,007	100	2,007	158,475																																			
FOP	554	30	166	13,107																																			
UCP	670	20	134	10,581																																			
TOTALS	3,231		2,307	182,163																																			
EXTRA FEATURES										456346 OLD DIXIE HWY, HILLIARD										BLD DATE XF DATE INC DATE																			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	LGL DATE LAND DATE AG DATE																					
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715		06/15/2023 MLU																					
2	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1983	1983	3	20	1,200																							
3	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1975	1975	3	20	720																							
5	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1981	1981	3	38	8,755																							
6	0680	POLE SHED	0	100	36	24	864.00	SF	10.00	10.00	100	1981	1981	3	20	1,728																							
7	0681	POLE SHED	0	100	6	24	144.00	SF	15.00	15.00	100	1981	1981	3	20	432																							
8	0681	POLE SHED	0	100	6	24	144.00	SF	15.00	15.00	100	1981	1981	3	20	432																							
LAND DESCRIPTION										TOTAL OB/XF										14,982																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	RURAL HOME	100	00006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	006000	A	PAST1/HAY	0			0.00	0.00	4.85	AC		1.00	1.00	1.00	440.00	440.00	2,134																						
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	92,150																						
REVIEW DATE 03/10/2020 BY TW Total Acres: 5.85 Total Land Value: 32,134 Market: 92,150 Agricultural: 2,134 Common: 30,000 PRINTED 08/02/2023 BY SYS																																							